

CITY OF BEAVERTON

BOARD OF DESIGN REVIEW

FINAL AGENDA

BEAVERTON CITY HALL **COUNCIL CHAMBERS**

4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

APRIL 13, 2006

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

OLD BUSINESS

CONTINUANCES

1. DR2005-0077 - THEEL HOUSE ADDITION
2. PD2005-0003 - THEEL HOUSE ADDITION
3. VAR205-0004 - THEEL HOUSE ADDITION
4. ADJ2005-0007 - THEEL HOUSE ADDITION

(Continued from March 30, 2006)

The applicant requests Design Review Three approval for approximately 1,150 square foot expansion to the existing Theel House office building, an increase of gross floor area of approximately 95%. The applicant also proposes a Variance application to reduce the required off-street parking requirement of six parking spaces. A Parking Determination application has been submitted to allow shared parking spaces of two or more uses. The proposal includes four off-street parking spaces. In addition, the applicant proposes a Major Adjustment application to grant approval to not achieve the minimum Floor Area Ratio (FAR) of the site. The minimum FAR of the parcel in the Town Center – Old Town (TC-OT) is 0.35 which would require approximately a 3,000 square foot building on the site. The proposed addition in conjunction with the existing building would have a total square footage of approximately 2,340 square feet equating to a FAR calculation of 0.27. In conjunction with the overall building expansion the proposal includes site landscaping, parking improvements, and widening of an existing alley.

STAFF COMMUNICATIONS

WORKSESSION

BOARD OF DESIGN REVIEW BYLAWS UPDATE

APPROVAL OF MINUTES FOR FEBRUARY 2, AND MARCH 30, 2006

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

PUBLIC HEARING FORMAT

Chairperson Opens Hearing

City Staff Presents Staff Report

Applicant Identifies & Explains Their Request

Public Testimony For or Against

Rebuttal Testimony

Applicant

Staff Comments

City Attorney's Comments

Chairperson Closes Hearing

Deliberation & Action

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.